



DISTANCES TO KEY LOCATIONS

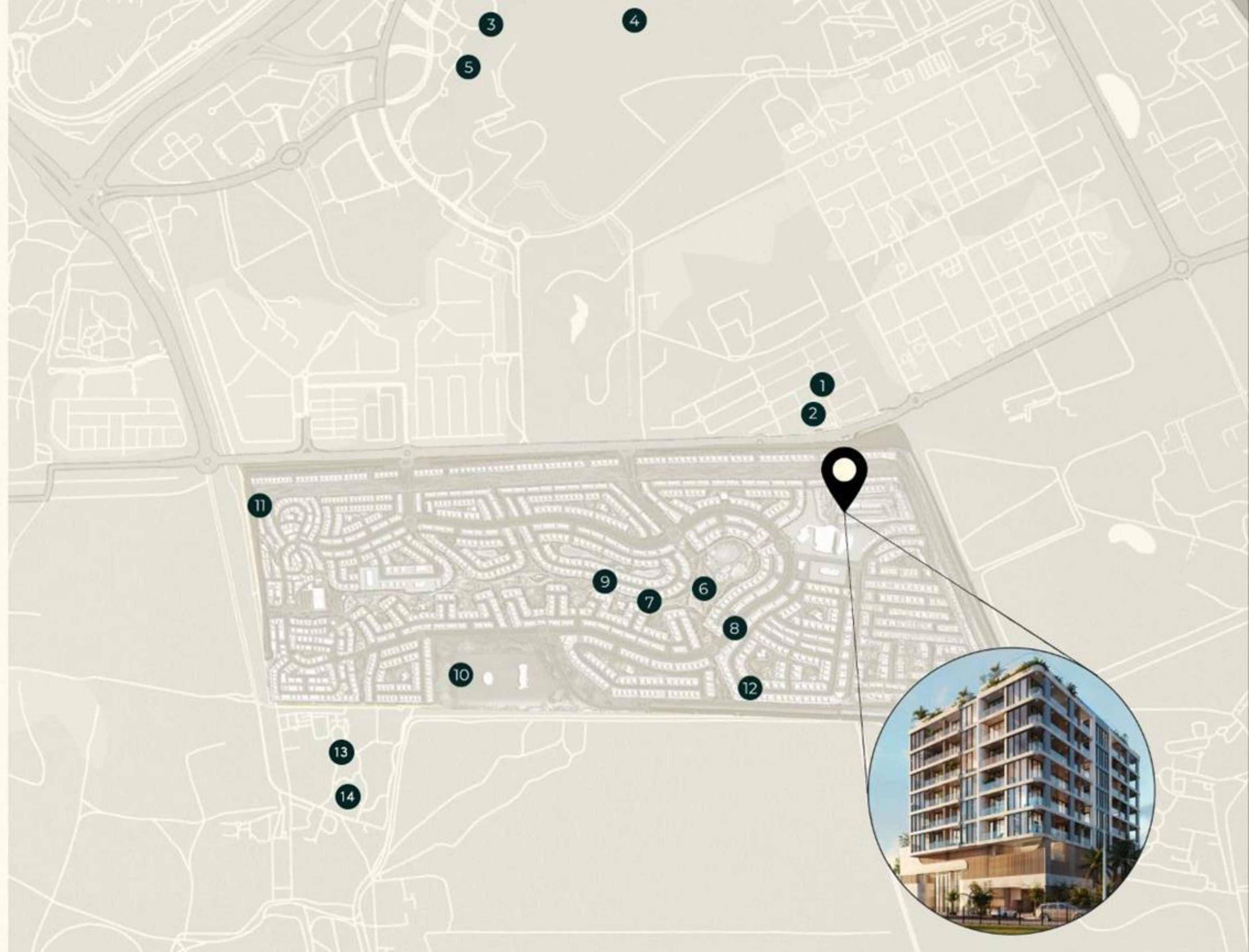
- **UNDER 10 MINUTES**
 - Meydan Racetrack
 - Nad Al Sheba Park
- **10-20 MINUTES**
 - Downtown Dubai
 - Dubai Mall
 - Dubai Creek
 - DIFC
 - Dubai Hills Mall
 - Dubai Intl. Airport
 - Mall of Emirates
- **25 MINUTES**
 - Burj Al Arab
 - Kite Beach
 - J1 Beach
 - Palm Jumeirah
 - Dubai Marina
 - Dubai Parks and Resorts
 - Al Maktoum International Airport



NAD AL SHEEBA GARDENS

COMMUNITY HIGHLIGHTS

- 1 Nad Al Sheba Health Centre
- 2 Spinneys
- 3 The Meydan Hotel
- 4 Meydan Golf (9-hole course)
- 5 The Track, Meydan Racecourse
- 6 Retail
- 7 Fun Zone
- 8 Neighbourhood Park
- 9 Community Park
- 10 Meditation Zone
- 11 School
- 12 Mosque
- 13 Deep Dive Dubai
- 14 NAS Sports Complex





THE PROJECT

La Vue
BY MAAIA

THE PROJECT

La Vue brings European designed apartments to an elegant area with primarily villas and townhouses.

An incredible lifestyle with luxury amenities, serene views and close proximity to the best attraction that Dubai has to offer.

EASY ACCESS TO MAJOR HIGHWAYS

4 min	Al Ain Rd - Al Khail Rd
7 min	Sheikh Mohammed Bin Zayed Rd
7 min	Hamdan St
8 min	Emirates Rd
10 min	Sheikh Zayed Rd

SEE THINGS A NEW

A lifestyle that goes beyond the surface.



THE PROJECT OVERVIEW

UNITS

- 1 Bedrooms
- 1 Bedrooms + Study
- 2 Bedrooms + Study
- 3 Bedrooms + Maids + Pool

LOCATION

Nad Al Sheba Gardens
MBRC
Minutes from:
Downtown Dubai,
Business Bay, DIFC

NO. OF UNITS

46
6 Units Per Floor

FEATURES

- Floor to ceiling windows
- High ceilings
- Siemens appliances
- Marble counters and backslashes
- Spa & wellness facilities
- Hotel-style pool & cabanas
- Kids play area & pool
- Zen garden & lounge
- Generous spaces & balconies

STARTING PRICE

AED 1,685,000

PAYMENT PLAN

50/50

COMPLETION

Q2 2027

FLOORS

G+2P+6+R



An aerial rendering of a modern, multi-story apartment building named 'La Vue'. The building features a white facade with large windows and balconies. It is surrounded by lush greenery, including palm trees and other tropical plants. A swimming pool is visible on the rooftop terrace, along with lounge chairs and a small outdoor kitchen area. The building is situated next to a road with a few cars and a pedestrian walkway. In the foreground, there is a playground area with a red running track and a small wooden play structure. The overall scene is bright and sunny, suggesting a warm climate.

Every detail of La Vue is meticulously crafted to bring an enhanced lifestyle never-before seen in Nad Al Sheba Gardens. Through thoughtful design our curated spaces entice and excite.

Inspired by Paris, a modern take on French design brings an elevated lifestyle to Nad Al Sheba Gardens.



ELEGANT

EUROPEAN

DESIGNS

EAT DRINK NAP

DESIGN

- Distinctive Paris inspired architecture
- Sophisticated curves that continue from the exterior to the interior.



LIVING & DINING

- Expansive open floor plan.
- Elegant design.
- Modern European finishes.
- Stone flooring.



KITCHEN

- Fully-fitted Siemens appliances.
- Signature marble counter tops & splashbacks.
- European craftsmanship.



BED ROOM

- Spacious sizes.
- Floor to ceiling windows.
- Architectural curves with wooden paneling.
- Built-in wardrobes.
- Cozy and calming materials



BATHROOMS

- Spa-like designs.
- Wall mounted fixtures.
- Rainshower head.
- Frameless glass walk-in shower.



AMENITIES



Rooftop Pool Rooftop



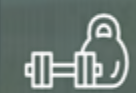
Shallow Pool



Rooftop Kids Pool



Sun Lounge



Gym



Yoga - Outdoor



Steam Room



Sauna Room



Sunken Lounge Areas on Podium



Padel Court



Kids Play Area



Grand Lobby with Double Height Ceiling



Business Centre - Co Working Space

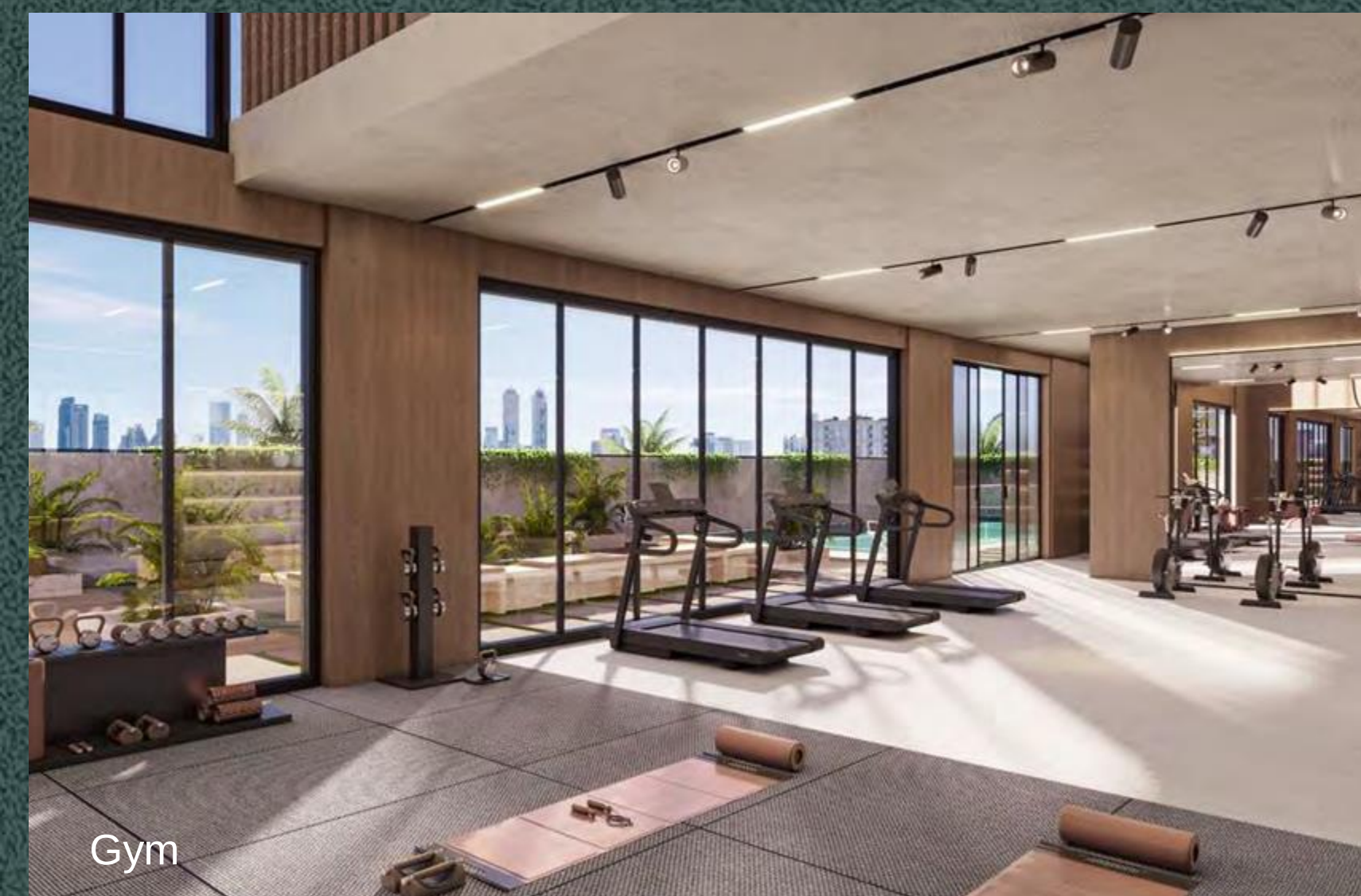


24/7 Security





Padel Court



Gym



Pool & Sunken Seating

Business Centre/Co-Working Lounge



Lift Lobby



Grand Entrance

PROJECT DETAILS

THE DEVELOPER

MAAIA Developments

PROJECT NAME

La Vue

ANTICIPATED COMPLETION

Q2 2027

PAYMENT PLAN

50/50

KEY AMENITIES

- Rooftop Pool
- Kids Pool
- Rooftop Sun Lounge
- Gym
- Yoga-Outdoor
- Kids Play Area
- Steam Room
- Sauna Room
- Sunken Lounge Areas
- Paddle Court
- Grand Lobby
- Co-Working Space
- 24/7 Security

PRIME LOCATION

Nad Al Sheba Gardens

INTEGRATED APPLIANCE

Siemens

STARTING PRICE

1,685,000

ESTIMATED SERVICE CHARGES

AED 17 Per sq.ft

THE ARCHITECTURE

Modern French

UNITS PER FLOOR

6-8 Units

UNIT MIX

Unit Type	1 BED	1 BED + STUDY	2 BED + STUDY	3 BED + MAID + POOL
No Of Units	26 Units	5 Units	14 Units	1 Unit
Floors	Floors 1-6	Floors 2-6	Floors 1-6	Floors 1
Size Range	760-832 Sq.ft	958 Sq.ft	1,340-1,456 Sq.ft	1,458 Sq.ft
Starting Price	AED 1,685,000	AED 2,180,863	AED 2,758,434	AED 2,921,371

THANK YOU